

**FARMINGTON CITY  
PLANNING COMMISSION MEETING  
October 13, 2011**

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**STUDY/WORK SESSION**

***Present:** Chairman Randy Hillier, Vice Chairman Jim Young, Commission Members, Rick Draper, Nelsen Michaelson, and Michael Nilson, Alternate Commission Members Brett Anderson and Kris Kaufman, Community Development Director David Petersen, and Recording Secretary Cynthia DeCoursey.*

**Chairman Randy Hillier** began the meeting at 6:40 p.m.

**#1 – Minutes**

Commission Members made several amendments to the minutes of the Sept. 29, 2011 meeting.

**#3 – Farmington City – (Public Hearing) – Applicant is requesting a conditional use permit and site plan approval for the construction of Spring Creek Park at approximately 840 North 1875 West in an AE zone. (C-18-11)**

**David Petersen** gave a brief overview of this item and said **Neil Miller** would answer specific questions during the regular session.

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**REGULAR SESSION**

***Present:** Chairman Randy Hillier, Vice Chairman Jim Young, Commission Members Rick Draper, Nelsen Michaelson, and Michael Nilson, Alternate Commission Members Brett Anderson and Kris Kaufman, Community Development Director David Petersen and Recording Secretary Cynthia DeCoursey.*

**Chairman Randy Hillier** began the meeting at 7:10 p.m. and welcomed those in attendance—including Boy Scout **Brit Rossi** from Troop 773 who is working on the communications merit badge. **Chairman Hillier** offered an opening prayer.

**#1 – Minutes**

**Motion**

**Nelsen Michaelson** made a motion to approve the minutes of the August 25, 2011 Planning Commission meeting. The motion was seconded by **Kris Kaufman** and approved by Commission Members **Draper, Hillier, and Michaelson** and Alternate Commission Member **Kaufman**. Commission Members **Nilson** and **Young** and Alternate Commission Member **Anderson** abstained because they did not attend the meeting.

**Motion**

**Rick Draper** made a motion to approve the minutes of the September 29, 2011 Planning Commission meeting as amended during the work session. **Nelsen Michaelson** seconded the motion which was approved by Commission Members **Draper, Hillier, Michaelson, Nilson** and **Young**, and Alternate Commission Member **Anderson**. Alternate Commission Member **Kaufman** abstained because he was not present.

## **#2 – City Council Report**

**David Petersen** reported on the City Council meeting held October 4, 2011—the following items were discussed and/or approved:

1. The amendments to the Rules and Regulations on the Condition of Sale of Burial Rights were approved. The proposed extension of the Farmington City Cemetery into the Mountain View Park was discussed by the Council. There are no longer side by side grave sites available in the Cemetery, and the extension proposal presented by **Neil Miller** has three phases: Phase 1—move the fence 50 feet to the east into the park and add 350 grave sites; Phase 2—move the fence another 50 feet east into the park and add 350 grave sites. Phase 3—remove the fence and complete a final extension into Mountain View Park and add approximately 1000 grave sites. If the playground and tennis courts were removed, there would be an additional 350 sites. The **Mayor** and City staff will meet with neighbors in the area to present the plan and obtain feedback from them. The Council will review the proposal again, and then it will come to the Planning Commission because it is an extension of a public use.
2. The new Veterans Memorial at the City Cemetery will be dedicated on Friday, November 11, 2011 at 11:00 p.m. **Greg Bell** and **Jim Hansen** will speak, and the Planning Commission is invited to attend.
3. The Mixed Use Zone Text changes were approved by the Council.
4. The Mixed Use General Plan and Zoning Map Amendments were also approved following many comments from residents and a long discussion by the City Council.
5. The Hampton Inn appeal was pulled from the agenda, and **Dharmesh Ahir** is moving forward slowly—the impact fees have taken a huge toll, and the City is not sure how to assist him.

### **CONDITIONAL USE APPLICATION:**

#### **#3 – Farmington City – (Public Hearing) – Applicant is requesting a conditional use permit and site plan approval for the construction of Spring Creek Park at approximately 840 North 1875 West in an AE zone. (C-18-11)**

**David Petersen** explained that the City purchased property several years ago but has been unable to provide funds for the construction of the park; however, a small grant will allow the work to begin. The Parks Department will pour the concrete pads for a pavilion, basketball court, and picnic tables, and trees will be planted along the edge and the periphery. He referred to pictures of amenities in other parks in Farmington and said this one will be similar. This will be a small neighborhood park, and the City feels it will be a great asset to the community which it serves as there are no other parks in close proximity to the proposed site.

**Neil Miller**, City Parks & Recreation Director, applied for a grant which would have provided some of the funding of this park, but it was denied. However, Parks Superintendent **Colby Thackeray** recently applied for a \$5,000 grant for trees which was approved—a portion of the funds will be used to train **Mr. Thackeray**, and a portion will be used to purchase trees. Homeowners in the area are also trying to obtain donations through businesses, and there may be opportunities for Eagle Scout projects. The first step is to grade the entire area and install the sprinkler system, and then the concrete work will begin. He said playground equipment is usually discounted at this time of year, so it may be possible to purchase a playground structure in the near future. The removable bowery covers are \$15,000, and the tops are removed during the winter. He also pointed out that there is an outlet for the storm drain on the southwest corner of this property, but he does not anticipate any problems or sitting water.

**Questions from the Planning Commission:**

1. What is the size of the park?
2. What is the cost to develop a park?
3. How will the ongoing maintenance be funded?
4. Will the Parks Department apply for a grant to fund phase 2?
5. Will dogs be allowed in the park?
6. After the concrete pads are poured, couldn't tables be installed easily?
7. Will the grass be seeded or sod?
8. When will the project begin?

**Responses from Neil Miller:**

1. The park is 2 acres.
2. The original budget was \$125,000—playground equipment range is \$30,000 to \$60,000 and basketball hoops are \$5000 each.
3. An additional worker is typically needed for every 4 acres, but the maintenance will blend into the regular budget. Other costs—fertilizer, weed control, and secondary water—are fairly inexpensive.
4. Probably not—funds will probably come from impact fees or the general fund.
5. Dogs are allowed in all of Farmington City's parks but are required to be on a leash.
6. Picnic tables cost \$1000 each, and that may be a possibility.
7. The grass will be seeded—it works much better than sod.
8. They plan to begin construction as soon as the City Council gives final approval, weather permitting.

**Public Hearing:**

**Chairman Hillier** opened the Public Hearing at 7:30 p.m.

**Steven Bretzing**, 1844 West 800 North, has been working with Parks and Recreation Director **Neil Miller** for 18 months, and he is very excited to see the construction begin. He has spoken with both Lowes and Home Depot who have programs to assist cities in their efforts to provide parks. This park will serve 100-200 homes in the Hunter's Creek neighborhood as well as the 20 homes in his area. They are concerned about ATV use and possible accidents on the vacant land. They support Farmington City, and **Neil Miller** and his Department, and look forward to beautifying the area.

**Brian Everett**, 1862 West 1800 North, lives on the south end of the park. They bought their home one year ago, and one of the biggest selling points was the fact that there would be a neighborhood park near the home. He and other residents offered to help plant trees or do anything else that will help the park succeed.

**Ryan Willoughby**, 1872 West 875 North, agreed with the comments of his neighbors and said it was also one of the reasons he purchased his home. He is glad to see that Phase 1 is underway, and he is hopeful that the playground equipment will be purchased and installed as soon as possible.

The Public Hearing was closed at 7:35 p.m.

**Chairman Hillier** referenced two emails that were received from residents in the same area offering their support of the park, and he commented that it was nice to have an item on the agenda that was not controversial. He thanked the neighbors for their attendance and support of this project.

**Motion**

**Michael Nilson** made a motion to approve the conditional use for Spring Creek Park subject to all applicable codes, development standards and ordinances, and subject to the following conditions:

1. Sign regulations shall be followed for all signs throughout the park;
2. A plant legend and irrigation plan must be presented and approved by City staff;
3. Outdoor lighting, if used, must be subdued. All lighting shall be designed, located and directed to minimize glare, reflection and light pollution into adjoining and nearby lots;
4. The same grading and drainage plan previously approved for the adjacent subdivision must be followed for the park;
5. The use granted is solely for purposes of a public park on the property which it is located;
6. On-street parking will be available, and no additional parking shall be constructed;
7. All reviewing agencies' concerns must be properly mitigated;
8. A building permit will be needed before installation of the pavilion, and the building official should be consulted prior to pouring the concrete pad.

The motion was seconded by **Nelsen Michaelson** and approved by Commission Members **Draper, Hillier, Michaelson, Nilson** and **Young**, and Alternate Commission Members **Anderson** and **Kaufman**.

***Findings for Approval:***

1. The proposed use of the particular location is necessary and desirable and provides a recreational service which contributes to the general well-being of the community;
2. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use;
3. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan by providing a great amenity to the surrounding residents;
4. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing development within this primarily residential zone;
5. The location provides or will provide adequate utilities, transportation access, drainage, on-street parking, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation;
6. The proposed use is not detrimental to the health, safety and general welfare of persons residing or working in the vicinity and does not cause:
  - a. Unreasonable risks to the safety of persons or property because of vehicular traffic or parking;
  - b. Unreasonable interference with the lawful use of surrounding property; and
  - c. A need for essential municipal services which cannot be reasonably met.

**OTHER BUSINESS**

**Miscellaneous, correspondence, etc.**

**a. Demolitions Ordinance**

**David Petersen** explained that previous Associate City Planner **Glenn Symes** began working on this Ordinance prior to accepting a job with Ogden City. Farmington City's Historic Preservation Commission are concerned about the fact that on occasion a home is demolished and the property then sits for a long period of time. The owner often has no plan following the demolition, and there is no penalty from the City. One example is that Davis County recently demolished the old Dobson Home to make room for the new Children's Justice Center. They did not apply for a demolition permit or a building permit, and they removed several mature trees. The Historic Commission is also concerned about demolition by neglect—a property owner would purchase an older

home and let it sit for many years and then inform the City that it was an eyesore and needed to be demolished. Farmington only has a few demolitions each year, but it sometimes stirs up the neighborhood, and he asked the Planning Commission if they would still like to pursue these issues.

Several examples were mentioned: a home owned by Lagoon on 100 North, the church at the bottom of 1400 North, and the old brick home near Palmer Estates (now The Grove). **Mr. Petersen** said the church applied for a demolition permit, but the other two are good examples. **Jim Young** said he does not favor more regulation unless it is necessary and will help protect the historic district. **Mr. Petersen** confirmed that it will help protect the historic district, and other cities have similar regulations. **Nelsen Michaelson** pointed out that Section 11-99-103 states: “any structure”, and he asked if that would include “dog houses” or other small buildings. **Brett Anderson** agreed that the term needs attention because “any structure” is used throughout the entire document. Following a brief discussion, the Commission agreed that the definition of “any structure” should be anything larger than 200 square feet and that the Planning Department should pursue any changes which would facilitate the City’s demolition requirements.

#### **b. Planning Commission Policies and Procedures**

**David Petersen** and the Planning Commission reviewed the Policies and Procedures document page by page to offer input and make corrections and/or changes. The document will be reviewed by the City Attorney at which point it will be brought back to the Commission for a final review.

### **ADJOURNMENT**

#### **Motion**

**Jim Young** made a motion to adjourn the meeting. The motion was seconded by **Nelsen Michaelson** and approved by Commission Members **Draper, Hillier, Michaelson, Nilson** and **Young**, and Alternate Commission Members **Anderson** and **Kaufman**. The meeting was adjourned at 8:30 p.m.

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**Randy Hillier, Chairman**  
**Farmington City Planning Commission**